



# **LAFCO MEETING AGENDA**

**APRIL 4, 2005**

**4:00 P.M.**

**Board Chambers, County Administration Building  
1195 Third Street, Room 305  
Napa, CA**

Lori Loporini, Chair  
Bill Dodd, Vice-Chair  
Guy Kay, Commissioner  
Brad Wagenknecht, Commissioner  
Vacant, Commissioner  
Harry Martin, Alt. Commissioner  
Harold Moskowitz, Alt. Commissioner  
Vacant, Alt. Commissioner  
Daniel Schwarz, Executive Officer  
Jacqueline Gong, Commission Counsel  
Keene Simonds, Analyst  
Kathy Mabry, Commission Secretary

**1. CALL TO ORDER; ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. RECOGNITION OF SERVICE: Ken Slavens**

**4. APPROVAL OF MINUTES**

Minutes of February 7, 2004

**5. PUBLIC COMMENT**

In this time period, anyone may comment to the Commission regarding any subject over which the Commission has jurisdiction, or request consideration to place an item on a future Agenda. No comments will be allowed involving any subject matter that is scheduled for hearing or discussion as part of this Agenda. Individuals will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented at this time.

**6. CONSENT CALENDAR**

Staff recommends approval of all action items on the consent calendar. Proposed changes of organization or reorganization appearing on the consent calendar meet the provisions of applicable sections of the California Government Code that allow the Commission to waive subsequent protest and election proceedings.

**a) Congress Valley Water District: Correspondence relating to the *Comprehensive Water Service Study* (Information)**

The Commission will receive a report from staff summarizing a letter submitted to LAFCO from the Congress Valley Water District. The letter provides an overview of the District's recent activities with respect to addressing the issues raised as part of the Commission's *Comprehensive Water Service Study*.

**b) CONDUCTING AUTHORITY: Adoption of Resolution for *North Area District Annexation to CSA #3* (Action)**

The Commission shall adopt a resolution making determinations and ordering completion of proceedings for the *North Area District Annexation to CSA #3*.

**c) *Camilla Drive No. 4 District Annexation to the Napa Sanitation District* (Action)**

The Commission will consider a resolution approving annexation of approximately 1.2 acres of residential territory to the Napa Sanitation District. The subject territory is comprised of one parcel in the City of Napa. The annexation is intended to facilitate connection of an existing single family residence to the sewer system of the District. The proposal has 100% consent of property owners. (APN: 041-121-008)

**d) *Jefferson Street No. 7 District Annexation to the Napa Sanitation District* (Action)**

The Commission will consider a resolution approving annexation of approximately 1.62 acres of residential territory to the Napa Sanitation District. The subject territory is comprised of two parcels and a right-of-way portion of Jefferson Street in the City of Napa. The annexation is intended to facilitate a proposed development project to subdivide the subject territory into nine single-family residential lots and a cul-de-sac. This project is referred to as the "Mayfield Lane Subdivision." The proposal has 100% consent of property owners. (APN: 038-100-005 and 038-100-006)

**e) *Silver Trail No. 6 District Annexation to the Napa Sanitation District* (Action)**

The Commission will consider a resolution approving annexation of approximately 6.36 acres of residential territory to the Napa Sanitation District. The subject territory is comprised of nine parcels and a right-of-way portion of Silver Trail in unincorporated Napa County. The annexation is intended to facilitate connection of nine existing single family residences to the sewer system of the District. The proposal has 100% consent of property owners. (APN: 060-331-001; 060-332-003; 060-331-002; 060-341-001; 060-341-003; 060-342-001; 060-342-003; 060-341-004; 060-341-005)

## **CONSENT CALENDAR – cont.**

**f) *Silver Trail No. 7 District Annexation to the Napa Sanitation District (Action)***

The Commission will consider a resolution approving annexation of approximately 0.89 acres of residential territory to the Napa Sanitation District. The subject territory is comprised of one parcel in unincorporated Napa County. The annexation is intended to facilitate connection of an existing single family residence to the sewer system of the District. The proposal has 100% consent of property owners. (APN: 060-333-001)

**g) *Wine Country Avenue No. 5 District Annexation to the Napa Sanitation District (Action)***

The Commission will consider a resolution approving annexation of approximately 5.1 acres of residential territory to the Napa Sanitation District. The annexation is parcel-specific and consists of 5 parcels located within the City of Napa. The purpose of the annexation is to connect the four single-family residences in the subject territory to the sewer system of the District. The proposal has 100% consent of property owners. (APN: 035-511-012, 035-511-013, 035-511-014, 035-511-015, and 035-511-016)

**h) *First Reading: Revision of Fee Schedule (Information)***

The Commission will receive a draft revision of the LAFCO fee schedule. It is proposed that the fee schedule be revised to eliminate certain distinctions between proposals that are exempt under the California Environmental Quality Act (CEQA) and those for which the Commission shall act as a responsible agency using a land use planning authority's negative declaration or environmental impact report. The proposed change will be considered for adoption at the Commission's June 6, 2005 meeting.

## **7. PUBLIC HEARING**

**a) *Appointment of Alternate Public Member to Fill Unexpired Four-Year Term (May 2004 – May 2008)***

The voting members of LAFCO appointed by the Board of Supervisors and by the City Selection Committee will consider the appointment of an alternate member to represent the general public on the Commission. There are eight applicants for the position. (Government Code §56325(d) and §56331)

**b) *Adoption of FY05-06 Preliminary Budget***

The Commission will consider a resolution adopting a preliminary budget for Fiscal Year 2005-2006. (Government Code §56381)

## **8. COMMISSION ACTION ITEMS**

**a) *West F Street City Annexation to the City of Napa***

The Commission will consider a resolution approving annexation of two distinct areas within an unincorporated island to the City of Napa. Area #1 is parcel-specific consists of 5 adjacent parcels totaling approximately 8.29 acres and containing 5 single family residences. Area #2 is parcel-specific and consists of an approximately 1.45-acre parcel that contains a single-family residence. The City initiated annexation proceedings at the request of a developer that is considering a residential subdivision within Area #1. No specific underlying development project is proposed at this time. The Commission will consider issues that may require modification of the proposed boundaries of the subject territory. (APN: 042-270-003, 042-270-004, 042-270-005, 042-270-006, 042-290-001, and 042-290-024)

**b) *Comprehensive Study of the City of Napa: Service Review Report***

The Commission will review determinations prepared as part of the municipal service review for the City of Napa. The Commission will consider the report of staff and may make related determinations as required by California Government Code §56430.

**c) *Legislative Report***

The Commission will receive a report on bills in the California Legislature and consider adoption of positions.

## **9. COMMISSION DISCUSSION**

**a) *Report of Independent Audit for Fiscal Year Ending June 30, 2004***

The Commission will receive the final report of the firm Bartig, Basler & Ray concerning the 2003-04 Fiscal Year.

**COMMISSION DISCUSSION – cont.**

**b) Public Workshop: Comprehensive Study of the City of Napa: Sphere of Influence Report**

The Commission will review a report prepared as part of the *Comprehensive Study of the City of Napa*. No substantive actions are proposed.

**c) Public Workshop: Comprehensive Study of Napa River Reclamation District: Service Review Report**

The Commission will review a report prepared as part of the *Comprehensive Study of the Napa River Reclamation District*. No substantive actions are proposed.

**d) LAFCO Studies: Service Reviews, Sphere of Influence Updates, and Governance Studies**

The Commission will receive an oral report about the schedule for various studies being conducted by staff, most notably the *Comprehensive Study of Landscaping and Lighting Districts*, which staff anticipates releasing in April.

**10. CLOSED SESSION**

NONE

**11. INFORMATION ITEMS/NEW BUSINESS/COMMISSIONER COMMENTS**

**12. ADJOURNMENT TO MEETING OF JUNE 6, 2005**

CALENDAR

April 4, 2005  
June 6, 2005

LAFCO Regular Meeting  
LAFCO Regular Meeting